

**CALENDAR ITEM
C05**

A 1
S 1

06/28/16
PRC 6388.1
M.J. Columbus

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Oleg Obuhoff and Ruth Obuhoff, Trustees of the Oleg Obuhoff and Ruth Obuhoff Family Trust, dated September 27, 1991; Mathew Peter Obuhoff, Trustee of the Irrevocable Trust of Oleg Obuhoff dated November 13, 2012; Nicole Ruth Prieto, Trustee of the Irrevocable Trust of Oleg Obuhoff dated November 13, 2012; Nicole Ruth McGee; Jane B. Chartz, Trustee of the Survivor's Trust of the McEldowney Chartz Trust; Jane B. Chartz, Trustee of Bypass Trust A of the McEldowney Chartz Trust; Jane B. Chartz, Trustee of Bypass Trust B of the McEldowney Chartz Trust

PROPOSED LEASE:

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Lake Tahoe, adjacent to 5468 and 5464 North Lake Boulevard, near Carnelian Bay, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing joint-use pier, boat lift, and three mooring buoys.

LEASE TERM:

10 years, beginning May 14, 2016.

CONSIDERATION:

\$1,757 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

If Lessee does not have valid Tahoe Regional Planning Agency (TRPA) buoy permits, Lessee is required to obtain such authorization for the mooring buoys within two years after the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. If

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Lessee is unable to obtain such authorization within the time limit, they must remove the buoys.

Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005, 6216, 6301, and 6503.5; California Code of Regulations, Title 2, section 2000, subdivision (b).

Public Trust and State's Best Interests Analysis:

The subject facilities are for the docking and mooring of boats. Recreational boating is a water-dependent use that is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of public trust lands (Pub. Resources Code, § 6503.5).

The subject facilities have existed for many years at this location. The pier is built on a flat and cobbled part of the shore. It is built on pilings, which allows the public to walk next to, and at certain water levels, under the pier. The buoys are located directly lakeward of the upland property and occupy a relatively small area of the lake.

The proposed lease does not alienate the state's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term, does not grant the lessee exclusive rights to the lease premises, and reserves an easement to the public for public trust consistent uses. Upon termination of the lease, the Lessee may be required to remove all improvements from state land.

The proposed lease requires the Lessee to insure the lease premises and indemnify the state for any liability incurred as a result of the Lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the state for the use of public land. For all the reasons above, Commission staff believes the issuance of this lease will not substantially interfere with public trust needs at this location, at this time, and for the foreseeable term of the proposed lease, and is in the best interests of the state.

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OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands, Assessor's Parcel Numbers (APN) 115-010-021 and 115-010-022, adjoining the lease premises.
2. On May 10, 2007, the Commission authorized a Recreational Pier Lease to Oleg Obuhoff and Ruth Obuhoff, Trustees of the Oleg Obuhoff and Ruth Obuhoff Family Trust, dated September 27, 1991; Nicole Ruth McGee; and Howard M. McEldowney and Jane B. Chartz (also known as Jane Chartz McEldowney), Co-Trustees of the Howard M. McEldowney and Jane B. Chartz, Revocable Trust dated October 29, 2002. That lease expired on May 13, 2016.
3. A portion of the interest in the upland parcel, APN 115-010-021, held by Oleg Obuhoff and Ruth Obuhoff, Trustees of the Oleg Obuhoff and Ruth Obuhoff Family Trust, dated September 27, 1991, has since transferred to Oleg Obuhoff; Mathew Peter Obuhoff, Trustee of the Irrevocable Trust of Oleg Obuhoff dated November 13, 2012; and Nicole Ruth Prieto, Trustee of the Irrevocable Trust of Oleg Obuhoff dated November 13, 2012. On January 5, 2012, ownership of APN 115-010-022 transferred to Jane B. Chartz, Trustee of the Survivor's Trust of the McEldowney Chartz Trust; Jane B. Chartz, Trustee of Bypass Trust A of the McEldowney Chartz Trust; Jane B. Chartz, Trustee of Bypass Trust B of the McEldowney Chartz Trust. The Applicant is now applying for a General Lease – Recreational Use.
4. This action is consistent with Strategy 1.1 to deliver the highest levels of public health and safety in the protection, preservation and responsible economic use of the lands and resources under the Commission's jurisdiction and Strategy 1.3 of the Commission's Strategic Plan to protect, expand, and enhance appropriate public use and access to and along the State's inland and coastal waterways.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

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6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed lease will not substantially impair the public rights to navigation and fishing or substantially interfere with the public trust needs and values at this location at this time, and is in the best interests of the state.

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Oleg Obuhoff and Ruth Obuhoff, Trustees of the Oleg Obuhoff and Ruth Obuhoff Family Trust, dated September 27, 1991; Mathew Peter Obuhoff, Trustee of the Irrevocable Trust of Oleg Obuhoff dated November 13, 2012; Nicole Ruth Prieto, Trustee of the Irrevocable Trust of Oleg Obuhoff dated November 13, 2012; Nicole Ruth McGee; Jane B. Chartz, Trustee of the Survivor's Trust of the McEldowney Chartz Trust; Jane B. Chartz, Trustee of Bypass Trust A of the McEldowney Chartz Trust; Jane B. Chartz, Trustee of Bypass Trust B of the McEldowney Chartz Trust;

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beginning May 14, 2016, for a term of 10 years, for the continued use and maintenance of an existing joint-use pier, boat lift, and three mooring buoys as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; annual rent in the amount of \$1,757 with an annual Consumer Price Index adjustment; and liability insurance in the amount of \$1,000,000 per occurrence.

EXHIBIT A

PRC 6388.1

LAND DESCRIPTION

Four (4) parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 1 of fractional Section 22 Township 16 North, Range 17 East, MDM., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California, and more particularly described as follows:

PARCEL 1 – JOINT-USE PIER

All those lands underlying an existing joint-use pier, two (2) catwalks with stairs, and one (1) boat lift adjacent to those parcels described in Exhibit “A” of that Grant Deed recorded November 27, 2012 as Document Number 2012-0113033 and that parcel described in Exhibit “A” of that Grant Deed recorded January 5, 2012 as Document Number 2012-0000780 in Official Records of said County.

TOGETHER WITH any applicable impact area(s).

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

PARCELS 2, 3 & 4 – THREE BUOYS

Three (3) circular parcels of land, being 50 feet in diameter, underlying three (3) existing buoys lying adjacent to Parcels described in said Deeds.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared March 17, 2016 by the California State Lands Commission Boundary Unit.



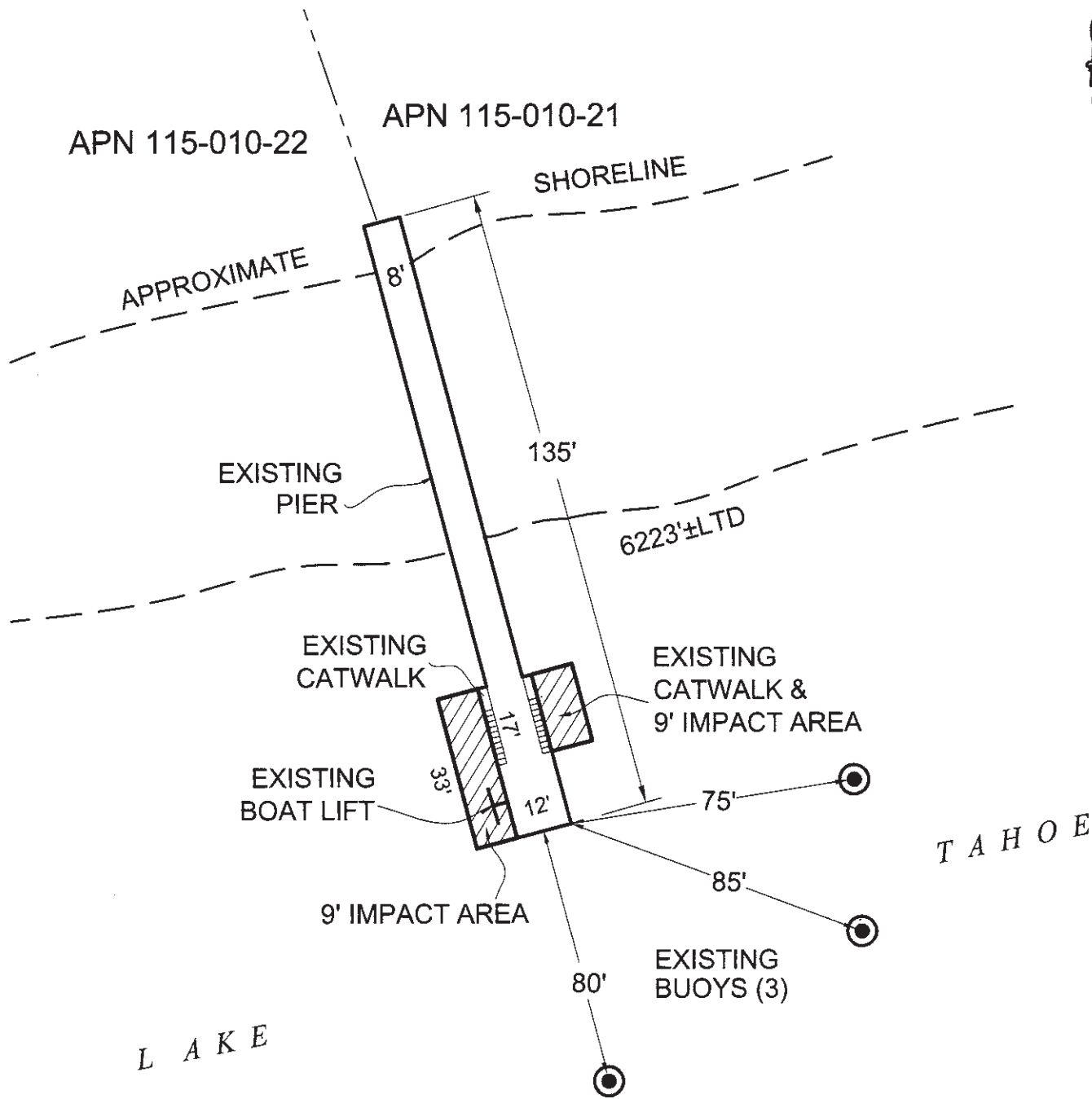


EXHIBIT A

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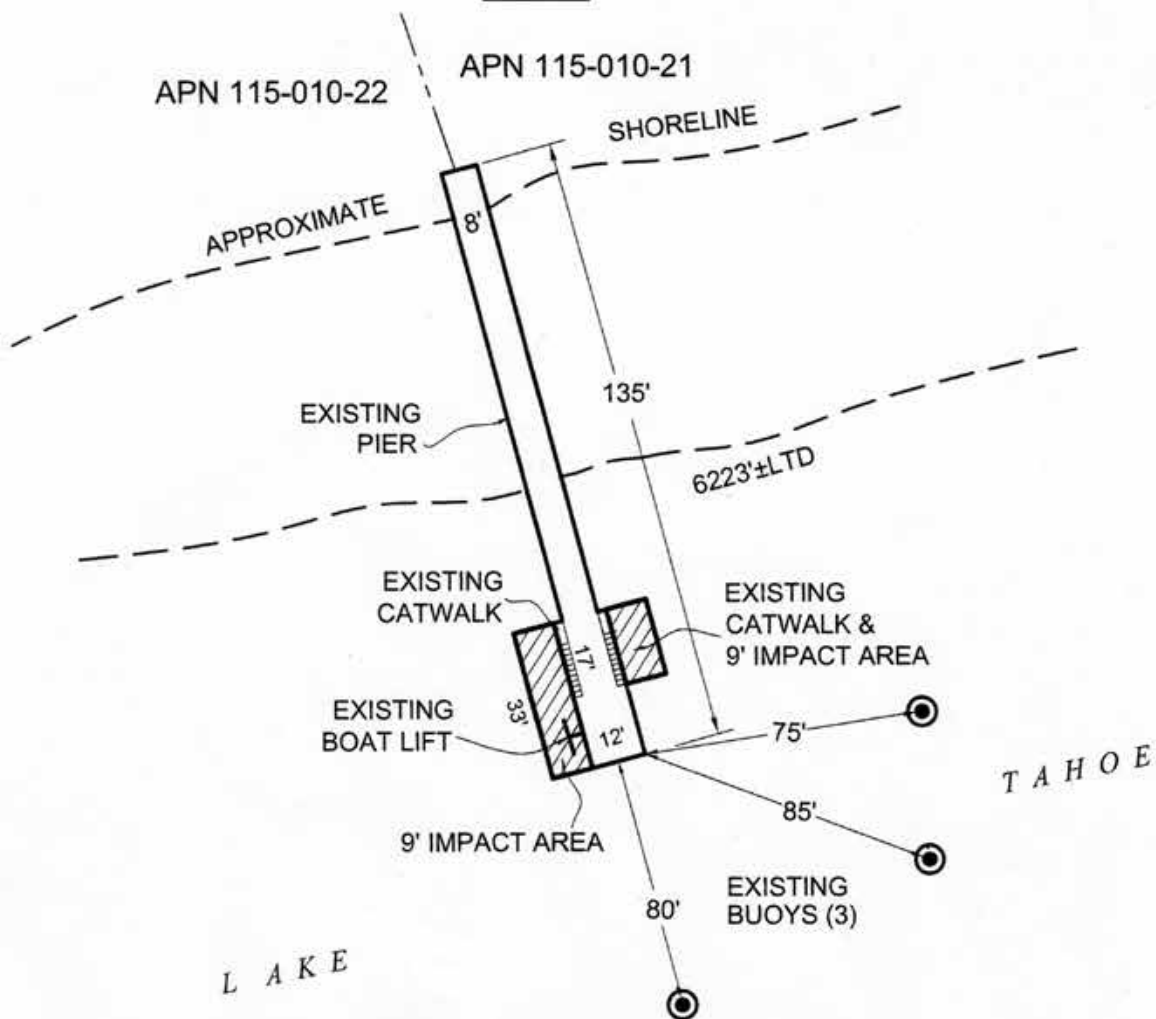
LAND DESCRIPTION PLAT
PRC 6388.1, PRIETO, OBUHOFF, CHARTZ & McGEE
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



5468 & 5464 NORTH LAKE BLVD., CARNELIAN BAY

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 6388.1
PRIETO, OBUHOFF,
CHARTZ & McGEE
APN 115-010-021 & 022
GENERAL LEASE -
RECREATIONAL USE
PLACER COUNTY



MJJ 04/20/2016